

4 MILL FARM BARN, MODDERSHALL VALLEY
CONSERVATION AREA, STONE,
STAFFORDSHIRE

HERITAGE IMPACT STATEMENT

CLIENT: Dr. Jon Bingham

MAY 2018

REPORT NO. CA158/HMB/ingham

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No. 4 MILL FARM BARNS, MODDERSHALL VALLEY, STONE, STAFFORDSHIRE
HERITAGE IMPACT STATEMENT – CA158/HMB/bingham

Site name:

4 Mill Farm Barns, Moddershall Conservation Area.

Location:

Mill Street, Stone NGR SJ 05339.

Report Summary:

This Heritage Impact Statement (HIS) has been written in support of an appeal by the applicant against a refusal to grant planning permission by Stafford Borough Council (SBC) for the erection of extra living space in the form of an extension to the rear of No. 4 Mill Farm Barns (hereafter *the site*) within the Moddershall Conservation Area in Stone (Figure 1).

The existing dwelling comprises a former U-shaped agricultural building, once part of Mill Farm, which has been converted to residential use as part of an original planning consent for the conversion of the building into three houses. The building is not listed but is situated within the Moddershall Conservation Area (see Appendix 1).

The application was refused by SBC for a single reason which states:

the proposal constitutes an overly domesticating and modern addition to the site, which is incongruous in relation to the traditional rural character of the converted building and the surrounding rural area, and which is harmful to the setting of this former farmyard/mill complex with the Moddershall Valley Conservation Area.

SBC consequently consider that the proposal is contrary to Policies E2, N1, N8 and N9 of the Stafford Borough Local Plan (SBC, adopted 2014).

SBC's decision was supported by comments from the Stafford Borough Council Conservation Officer (SBC CO). In the SBC CO's opinion, the erection of an extension to the rear of No. 4 Mill Farm Barns would result in an unacceptable impact on the special character of the Moddershall Conservation Area and on the architectural integrity of the original planform of the U-shaped agricultural building which accommodates Nos. 4 to 6 Mill Farm Barns.



The focus of this report is to consider whether the proposed extension to the rear of No. 4 Mill Farm Barns will have a detrimental impact on the Moddershall Valley Conservation Area and on the former U-shaped agricultural building, as opined by the CO.

This report has been undertaken with reference to guidance prepared by the Chartered Institute for Archaeologists (CIfA 2014) and Historic England (2006) and following consultation of planning guidance on the historic environment published by Stafford Borough Council, in particular the Moddershall Valley Conservation Area Appraisal (SBC 2016) and the Stone Historic Character Assessment (SCC 2012).

Proposal:

The current proposed development is for a single storey, domestic extension to the rear of No. 4 Mill Barns joined to the existing converted barn by a glazed link. The maximum dimensions of the proposed extension would be 4m wide by 7.5m deep by 4.6m height to the top of the pitched roof.

Currently the proposed materials comprise red brick for the walls to match the existing converted barn, plain clay tile roof, aluminium windows similar to the existing timber windows with a colour coating to match.

The plans submitted with planning application (drawing no: 4457-01-03A by Wood, Goldstraw, Yorath) propose an area of raised decking located to the rear and southern side of the proposed extension with an approximate total external floor area, including an undercover walkway, of 44.65msq. As detailed in the statement of case prepared by Knights a revised drawing has been provided with this appeal submission (drawing no: 4457-01-03B by Wood, Goldstraw, Yorath) that features an alternative option for the treatment of this area, comprising a natural York stone paved patio instead of raised decking, and the Inspector is invited to require the use of these alternative materials/the approval of this alternative drawing by condition if deemed necessary and appropriate to do so.

This HIS therefore considers that both the proposed options for the external surfacing materials to be used in this part of the site.

Heritage Designations:

The site falls within the Moddershall Valley Conservation Area (Appendix 1) and within its vicinity are three listed buildings, namely a grade II listed mid-19th century railway bridge (HER 13903); Stone Mill a grade II late 18th century corn mill (now converted to a restaurant and hotel (HER 13905) and a grade II listed 18th/early 19th century former flint mill (HER 13904).

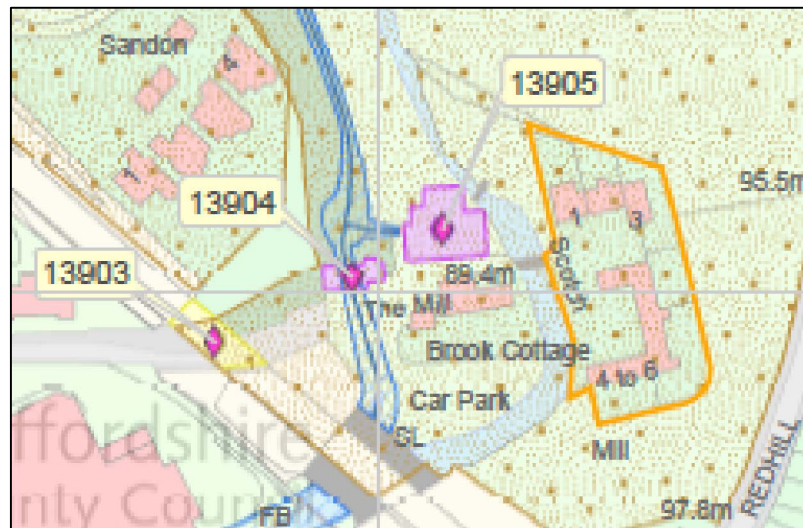


Figure 1. Location of listed buildings near to Mill Farm Barns. Extract of map by Staffordshire Historic Environment Record

The former U-shaped agricultural building which has been converted into Nos 4 to 6 Mill Farm Barns is not listed but is considered to have heritage interest as a former agricultural building within the wider complex of mill buildings around Stone Mill.

Site description:

The proposed extension would be located to the rear of No. 4 Mill Farm Barns within the back garden which consists primarily of lawn but with a slabbed path along the edge of the rear elevation of the building. The northwestern boundary of the garden is delineated by a post and rail fence beyond which is a garden belonging to an adjacent dwelling (Scotch Brook Cottage, Plate 5).

The northeastern boundary of the garden is defined by a high gabion retaining wall which caters for the increasing ground levels in this direction (Plate 6). To the southeast the garden boundary is marked by a post and rail fence which provides views into the back gardens of Nos. 5 and 6 Mill Farm Barns (Plate 4).

No. 4 Mill Farm Barns occupies the northwestern section of a single storey, U-shaped converted agricultural building which is constructed of red and blue brick with window openings characterized by segmental arches in blue headers and sloping sills comprising blue brick. The roof is pitched and covered with grey tiles with saddle coped ridge tiles (Plates 1, 2 and 3).

The building has been restored in a manner sympathetic to its surroundings respecting the vernacular architectural tradition of the area. However, the traditional single storey character of the U-shaped building has been altered by the addition of a modern second floor extension on the southeastern range (Plate 2).



The proposed extension would be located in the northwestern part of the garden to the rear of No. 4 Mill Farm Barns and would be orientated southwest to northeast to align with northwestern range of the U-shaped building (Plate 5)

The wider surroundings of the site comprise the original Mill Farm Barn farmhouse with a small detached red-brick building adjacent (both now part of the Stone Mill Restaurant and Hotel) located on the southwestern side of the Scotch Brook (Plates 9 and 12) whilst to the northeast of the brook there is a large two-storey modern brick built dwelling, Nos. 1 to 3 Scotch Brook Cottages, constructed in a vernacular style (Plate 1).

To the northwest of Mill Farm Barns is Stone Mill, a converted corn mill dating from the later part of the 18th century. It is an impressive four storey building, with an attached 1.5 storey modern extension on the northeast facing elevation (Plate10). Stone Mill now operates as a restaurant and hotel.

A smaller detached former flint mill, now a dwelling, is situated to the southwest of Stone Mill. The flint mill has been extended with a two storey modern timber clad structure which extends out towards Stone Mill on its northeastern elevation (Plate 11). To the south of the former flint mill, at the entrance to the carpark, is a modern timber clad garage (Plate14).

Access to the complex in which No 4 Mill Farm Barns is located, is by way of a private road which forms a terminus to Mill Street. It passes beneath a grade II listed railway bridge before entering the complex of mill buildings.

Although the complex of buildings consisted historically of operating mills and agricultural buildings the character of this part of the conservation area is now domestic and residential.

Similarly, just beyond the railway bridge (grade II listed HER 13903, Figure 6 below) Mill Street has been developed with modern housing and a large Morrison's supermarket and garage (Plates 16 and 17) which, given their proximity to the mill complex, endows the latter with a semi-urban rather than a rural feel.

Morrison's supermarket is within the Stone Town Centre and the town centre boundary (as established in Part 2 of the Local Plan adopted January 2017 see Appendix 2) is in such close proximity to the site (on the opposite side of the railway) that it further emphasises the urban location/surroundings of this part of the conservation area.



Figure 2. Location Plan

Planning Policy:

Relevant national planning policy includes:

The Listed Buildings Act 1990 which sets out the general duties of Local Planning Authorities which regard to the exercise of planning functions within a conservation area and the relationship of proposals to any listed buildings:

...special attention shall be paid to the desirability of preserving and enhancing the character or appearance of the conservation area (Section 72).

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66).

The National Planning Policy Framework (NPPF 2012) sets out the Government's planning policies and how these are expected to be implemented. The emphasis is that planning requirements and decisions within the planning system should be relevant and proportionate to the significance of a heritage asset potentially affected by a proposal.

The conservation of heritage assets in a manner appropriate to their significance is considered of importance so that they can be enjoyed for their contribution to the quality of life of this and future generations. Where development will lead to less than substantial harm to the



significance of a designated heritage asset this should be weighed against the public benefits of the proposal.

NPPF also encourages local planning authorities to look for opportunities for new development within a conservation area which might enhance or better reveal their significance. Where this is achievable NPPF suggests that such proposals should be treated favourably.

Relevant local planning policy is contained in The Plan for Stafford Borough 2011-2031 (adopted 2014, SBC) where the main policies for the protection of conservation areas are:

- Policy N9 – Historic Environment
- Policy N8 – Landscape Character

Other policies also make specific reference to the protection of heritage assets including:

- Policy E2 Sustainable Rural Development
- Policy E6 Tourism
- Policy E7 Canal Facilities and New Marinas
- Policy N1 Design
- Policy N2 Climate Change
- Policy N3 Low Carbon Sources and Renewable Energy
- Policy N4 Natural Environment and Green Infrastructure.

Special Interest of the Moddershall Valley Conservation Area:

The Moddershall Valley Conservation Area Appraisal (SBC 2016) summarises the special interest of the conservation area and lists key elements of the special character and appearance of the Moddershall Valley:

1. An area of unique industrial archaeological interest of more than local importance, set in the most attractive scenery.
2. A rare collection of 18th and 19th century water powered flint mills associated with the Staffordshire Potteries, together with their associated watercourses.
3. A significant proportion of buildings and structures surviving from nine out of eleven once operating mills in the area over a two-hundred-year period from around 1750 to 1977, most being grade II listed.
4. A four kilometer length of intensively exploited watercourse with good survival of associated earthworks and engineering structures, including mill ponds, mill races, weirs, sluice gates and culverts.

5. Associations with early development of the pottery industry in Stoke on Trent.
6. Distinct character areas relating to land use: the flint mills along the valley bottom and the historic village above.
7. Consistent vernacular character and use of local building materials including dark orange and blue local brick and plain clay tiles.
8. Clearly definable historic building forms illustrating the form/function relationships of both the flint milling industry and agricultural practices.
9. Survival of historic coppices together with mature hedgerows augment the visual character of the area.
10. Strong sense of connection between the rural landscape and its industry.
11. Well-preserved pattern of development, settlement form and road layout.
12. A surviving mix of industrial, agricultural, community and residential uses.

The Moddershall Valley Conservation Area Appraisal shows the U-shaped range of Mill Farm Barns as a positive building and notes that there is a positive view from Coppice Road towards the proposed the range.

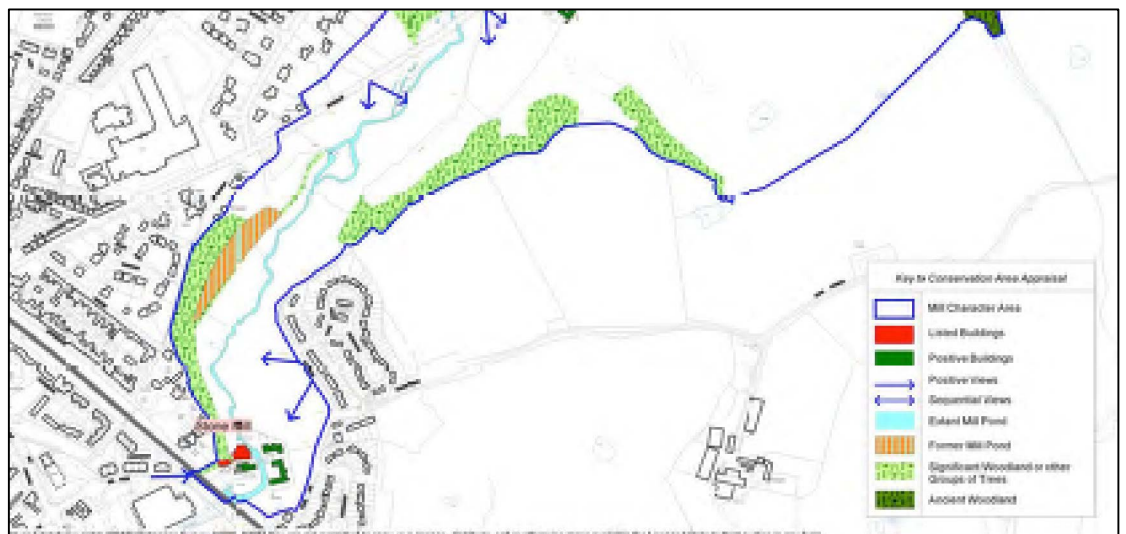


Figure 3. Extract of plan from the Moddershall Valley Conservation Area Appraisal showing Mill Farm Barns as a positive building and the positive view from Coppice Road towards the site.

Stone Historic Character Assessment:

The Stone Historic Character Assessment (Staffordshire Extensive Urban Survey, SCC, 2012) divides Stone into a number of Historic Urban Character Areas (HUCAs). The site is located in HUCA 12: The Mill an area which the report assesses as having high historical and aesthetic value due to the presence of a range of buildings associated with the late 18th century mill.



A recommendation of the assessment is that change within the HUCA should be sympathetic to its historic character and that design proposals should be of high quality and capable of blending in with the historic built character of the area.

Historic Analysis:

A comprehensive history of the Moddershall Valley is contained within the Moddershall Valley Conservation Area Appraisal (SBC 2016) and what follows is a summary of the valley's history and development sufficient to set the site into context.

The Moddershall Valley Conservation Area is an extensive area concentrated around the Scotch Brook and its valley. The brook flows about 4.5km from Moddershall Village south to the River Trent at Stone. It was the presence of the water power provided by the brook and its proximity to the developing Potteries around Stoke-on-Trent which gave impetus to the development of water-powered mills in the valley from the mid-18th century to the early 20th century (SBC 2016).

The history of milling in the Moddershall Valley goes back to at least the 12th century when mills normally operated as corn or fulling mills. The main period of industrial activity in the valley came after 1720 with the introduction of flint grinding for the burgeoning pottery industry in Stoke. The first mill in the Moddershall Valley to be used for flint grinding is thought to be Mosty Lee Mill, converted to flint milling in 1756.

The conversion of Mosty Lea Mill from corn to flint milling, marked the beginning of the valley's long association with the pottery industry and over the next 150 years nearly all the mills along the Scotch Brook came to be used at some stage for grinding flint (ibid). In the early years of the 20th century some mills were converted from flint to bone grinding, the latter used as an additive in the production of fine white china.

The water mills of the Moddershall Valley were mostly all working to supply the pottery industry as late as the 1930s. However, by the end of the Second World War, changing technology and shortages of labour left the mills redundant and the majority closed down (ibid).



Historic Map Evidence:

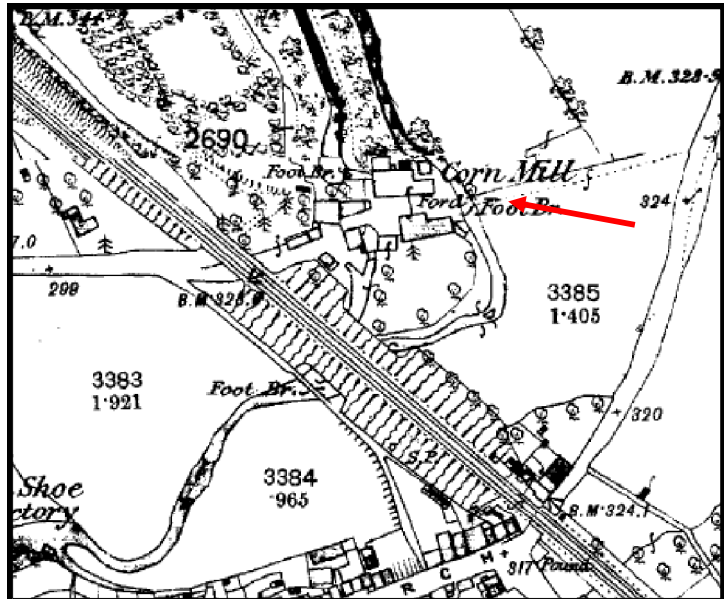


Figure 4. OS County Series 1:2500 1880. The 1880 map depicts the presence at this time of Stone Mill, the flint mill and Mill Farmhouse. However, the U-shaped agricultural building which now accommodates Nos: 4 to 6 Mill Farm Barns has not yet been built.

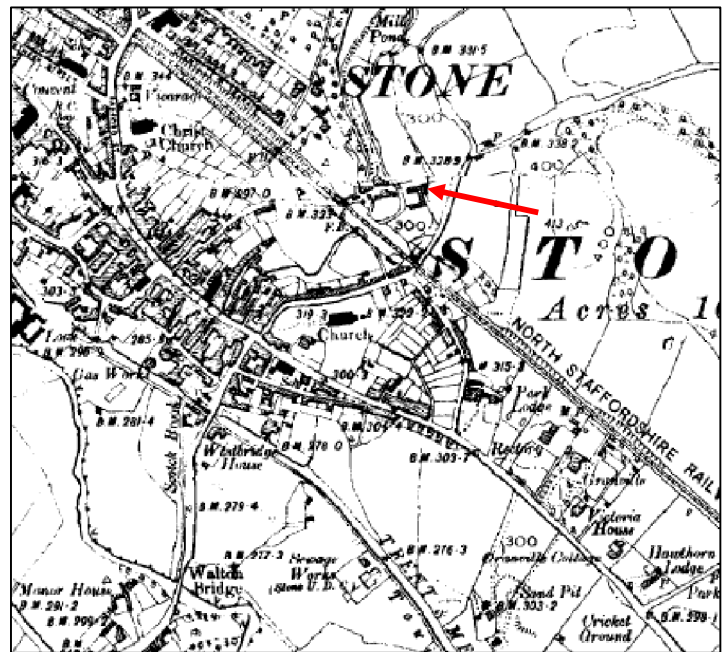


Figure 5. OS County Series: Staffordshire 1:10560 1901. By the time of the 1901 map the U-shaped agricultural building had been constructed most likely to provide cow-sheds and storage for fodder. Interestingly, this map suggests that originally the northeastern face of the building (No.4 Mill Farm Barns) extended further to the northeast. It is possible that this represents the existence of an additional adjoining building in the approximate location of the proposed new extension.

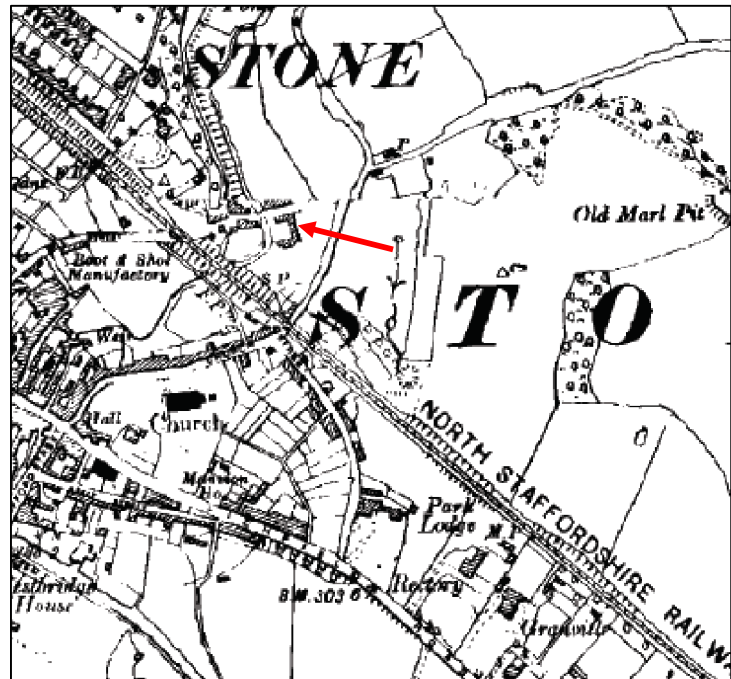


Figure 6. OS County Series: Staffordshire 1:10560 1925. By 1925 the planform of the U-shaped building has changed with the apparent loss of the building adjoining the north east range but the appearance of a possible extension on the southwest facing elevation of the southwestern range.

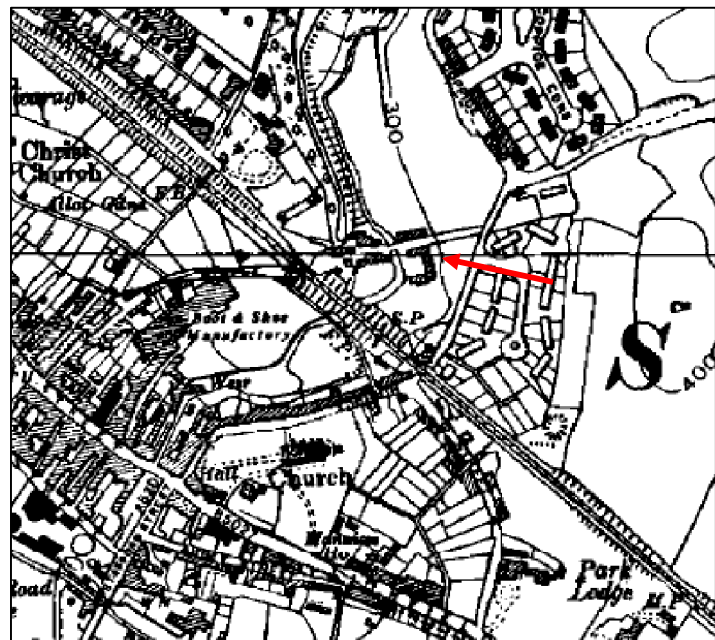


Figure 7. OS Plan 1:10560 1959 – 1968. The map suggests that as late as 1968 the U-shaped building had retained the planform shown on the 1925 map as described above.



Impact of previous developments:

The impact of previous development within this part of the Moddershall Valley Conservation Area, specifically within the complex of buildings around the site, are generally associated with the conversion of former mill buildings and of former agricultural buildings to residential and amenity uses.

The grade II listed Stone Mill (HER 13905, Figure 1) is well-preserved although its former industrial appearance has been softened with statuary and planting which suits its modern function as a restaurant and hotel (Plate 10). However, despite the addition of a modern extension on its northeast facing elevation the building's original function as a working mill is still clearly legible in the preserved fabric of the building.

The grade II listed flint mill (HER 13904, Figure 1) adjacent to Stone Mill, has been subject to considerable modern alteration to make it into a dwelling. Therefore, the brickwork of the original mill is at odds with the timber clad modern extension given that the local vernacular tradition in the Moddershall Valley Conservation Area is overwhelmingly dark orange and blue handmade bricks (Plate 11).

Whilst the preserved elements of the brick built flint mill clearly hark back to its industrial origins, the overall appearance of the mill with its modern additions and planted gardens is principally domestic and residential. Similarly, the modern timber clad garage opposite the flint mill has introduced a slightly incongruous built form to the predominating local vernacular (Plate14).

To the northeast of Stone Mill on the opposite side of the Scotch Brook a large modern two storey house has been built (Nos. 1 to 3 Scotch Brook Cottages). Whilst it has been built to respect the local built vernacular tradition its style and layout introduce a domestic feel to the complex of earlier buildings. However, it does not necessarily detract from appreciation and understanding of the historic role of the original mills or of the agricultural buildings which are nearby.

Opposite to Stone Mill is an L-shaped dwelling (originally Mill Farm Barn farmhouse) and adjacent to it a smaller detached brick building which may originally have been an outbuilding associated with the mill. All of these buildings are now used as annexes to the Stone Mill Restaurant and Hotel. The original L-shaped farmhouse has been rendered in cream and has modern replacement windows. The detached building has similarly been rendered on its southwest facing elevation. To the rear of the cottages is a formerly laid out garden which backs onto a wide expanse of carpark which stretches down to the brook (Plate 12).



The nature of these previous developments to the mill complex, comprising the conversion of mill and agricultural buildings to dwellings and restaurant/hotel facilities accompanied by associated gardens and infrastructure such as parking provision (Plates 8, 10, 13 and 14) have served to endow the area as a whole with an obviously modern residential feel. However, this has not necessarily detracted from an appreciation of the heritage significance of the listed buildings represented by the former mills or of undesignated heritage assets such as the former farm buildings and dwellings.

Impact of Proposed Development:

Although the SBC CO has acknowledged the positive impact of the original scheme for the conversion of Mill Farm Barns within his comments on the planning application, recognizing that the buildings have been *considerably smartened compared with their former farming use and set within individual domestic curtilages*, he has also made the following comments on the application which informed the refusal of planning permission for the proposed extension:

1. *The current proposal to add a new wing on the north side of No. 4 would disrupt the simplicity of the original U-shaped range and distort the surviving historic plan form. Although designed as a quasi-separate building with a narrow glazed link and timber framed elevations to the south and east, the continuation of the brick north elevation in the same plane as that of the existing building and the adoption of a common roofline clearly emphasise the new work as an extension of the original building. This is considered to harm the significance of the original premises and their contribution to the character and appearance of the Conservation Area.*
2. *The proposed development is not considered to conserve or enhance the Moddershall Valley Conservation Area and would harm the significance and appearance of the conservation area and the historic building. It does not comply with PFSB policy N9 for the protection of the built environment; policies N1(h) and N8 seeking good design reflecting setting and local character; and E2 (g) and (h) which seek to ensure that conversion of existing buildings can be carried out without need for extension.*

The SBC CO's comments formed the basis of the reason for refusal of planning permission which states that *the proposed extension constitutes an overly domesticating and modern addition to the site which would be incongruous in relation to the traditional rural character*



of the converted building and the surrounding rural area and which is harmful to the setting of this former farmyard/mill complex within the Moddershall Valley Conservation Area.

It is the contention of this HIS that in the case of the proposed extension neither of the objections raised within the SBC CO's comments – and the resulting reason for refusal - are proportionate to either the significance of the heritage assets concerned or take into consideration the changed character to this part of the Moddershall Valley Conservation Area. In addition, the limited size of the proposed extension and its predominantly concealed location will not detract from an appreciation of the heritage significance of the wider Moddershall Valley Conservation Area.

U-shaped Building:

The U-shaped building which accommodates No. 4 Mill Farm Barns is a non-designated heritage asset. Whilst its origin as an agricultural building is clear to see it has nevertheless undergone considerable change in order to convert it into modern dwellings, in particular the addition of a second storey to part of the southern range and the creation of domestic gardens to the rear and parking facilities to the fore. The character of the building is, therefore, already clearly domestic and, as a consequence, a precedent already exists for modern residential additions to the building.

In terms of the simplicity of the U-shaped plan form, map evidence dating to 1901 (see Figure 3 and Plate 3) suggests that originally a building/structure was present adjoining, or next to, the north east elevation of No.4 Mill Farm Barns in the location of the proposed new extension. Therefore, the proposed extension may perhaps be viewed as a potential restoration of the building's original form.

It is also the case that concerns raised about the proposed *continuation of the brick north elevation in the same plane as that of the existing building and the adoption of a common roofline* obscuring the historic plan form of the building could be addressed through changes in the use of materials and the design of the extension. For example, the north elevation of the proposed extension could be rendered so that it can be distinguished from the original building or be constructed in a differing brick-bond/style. There is a precedent for render being used on brick buildings within the wider mill complex and within the Moddershall Valley Conservation Area as a whole.

The SBC officer report also remarks that the proposed decking is an overly domesticating feature which would be incongruous to the retained character of the conversion. As highlighted earlier in this HIS,



a revised drawing has been provided with this appeal submission (drawing no: 4457-01-03B by Wood, Goldstraw, Yorath) that features an alternative options for the treatment of this area, comprising a natural yorkstone paved patio instead of raised decking, and the Inspector is invited to require the use of alternative materials/the approval of this alternative drawing by condition if deemed necessary and appropriate to do so.

Although the area of surfacing will not be visible from the public realm/from outside of the appellant's property this heritage impact statement considers that a paved rather than a decked surface would be more sympathetic to the vernacular tradition and the former agricultural character of the building.

As the proposed extension is located to the rear of No.4 Mill Farm Barns it will not be dominating in the view from the front of the building where the U-shaped form of the building is clearly visible.

It is, therefore, judged that the proposed extension would have no detrimental impact on appreciation and understanding of the former U-shaped former agricultural building or erode either its integrity or significance as a non-designated heritage asset.

As acknowledged earlier in this HIS, the Moddershall Valley Conservation Area Appraisal highlights the U-shaped building as a positive building. In light of the assessment above it is considered that the proposal would cause no harm to the building and that its contribution as a positive building within the conservation area would not be materially affected by the proposed extension.

Moddershall Valley Conservation Area:

The proposed extension is located within a complex of former mill and agricultural buildings which are located at the southernmost tip of the Moddershall Valley Conservation Area (see Appendix 1). To the south, east and west this part of the conservation area is abutted by modern development from Stone town. Residential and supermarket developments on either side of Mill Street, on the other side of the railway bridge which marks the entrance to the conservation area (and to Stone Town Centre in the opposite direction) has served to dilute the rural character of this part of the conservation area (Plates 7, 13, 16, 17).

Furthermore, it has already been observed that the character of the mill complex as a whole has been transformed through modern development to one which is predominantly domestic/residential rather than rural and agricultural. It is therefore difficult to justify the



view that the proposed extension would introduce an overly domesticating and modern addition to the site.

In terms of views into the conservation area, there is only one vantage point which would offer partial views of the proposed extension. That is from the north east on Coppice Road, just after its junction with Coppice Gardens (Plates 18, 19 and 20). Given the limited height and dimensions of the proposed extension, along with its vernacular design, the distance between the vantage point and the site would mean negligible change on views into the conservation area from the presence of the extension. Therefore, the proposal would not be a visually prominent feature that would be alien to its context, as alleged by the SBC officer report.

In addition, as the mass of the modern residential development of Nos. 1 to 3 Scotch Brook Cottages, within the conservation area, already dominates views from the northeast, change from the proposed extension to the existing view from this direction (which is acknowledged as a positive view in the Moddershall Valley Conservation Area Appraisal) would be imperceptible and would not have an adverse impact on appreciation of the Moddershall Valley Conservation Area and its heritage significance.

Conclusion:

It is the view of this HIS that the proposed extension to the rear of No. 4 Mill Farm Barns is not at odds with enhancing or conserving the special interest of the Moddershall Valley Conservation Area. This part of the conservation area has undergone considerable change as represented by the transformation of the complex of former mill and agricultural buildings into domestic and, in the case of Stone Mill, into restaurant and hotel premises. The proposed extension would merely be a small addition to an established phase of modern development in the continuing life of the complex.

Understanding of the special architectural and historic interest of the listed mill buildings has not been diminished by this phase of modern development, despite recent extensions to both listed buildings, and their historic integrity is still clearly discernible in the extant structures and their architectural detailing.

Similarly, in light of the design of the proposed extension and its location to the rear of No.4 Mill Farm Barns (resulting in only partial views of it from public vantage points, such that it would not be a visually prominent) it will have no adverse impact on the settings of either the designated or non-designated historic buildings within the complex no more than the modern development of Nos. 1 to 3 Scotch Brook Cottages has.



The traditional U-shaped plan form of Mill Farm Barns is best appreciated from the front where the three building ranges are arranged around a yard, now used for householders' parking. Importantly, the addition of the proposed extension to the rear of No. 4 would not negatively impact on any understanding of the historic U-shaped plan form from the perspective of anyone entering this part of the complex.

Sympathetic design of the proposed extension which respects the vernacular tradition of the locality whilst at the same time allowing it to be distinguishable as a new build would serve to mitigate any concerns voiced that its presence would obscure the simplicity of the historic U-shaped layout. Concerns regarding any harmful effect from the proposed extension on the historic plan form of Mill Farm Barns should also be tempered by the possibility that in its original form, as depicted on the 1901 OS Map, the building extended into the footprint of the proposed new extension.

The possible alternative materials highlighted in this HIS and the appeal submission overall i.e. rendered or differing brick-bond/style on the north elevation of the extension and natural yorkstone paved patio instead of raised decking, offer the potential to further improve the impact of the proposal-and indeed enhance its positive impact on the historic and rural environment.

In terms of the overall impact of the proposed extension on the historic environment, this HIS concludes that it will not be injurious to or in conflict with any appreciation of the heritage interest of the Moddershall Valley Conservation Area or of Mill Farm Barns.

Helen Martin-Bacon, BA, MA, PgDip, MCIfA
April 2018.



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Stafford Borough Council 2014, The Plan for Stafford Borough 2011 – 2031, Adopted 19 June 2014.

Staffordshire County Council 2012 Stone Historic Character Assessment, May 2012



PLATES and DIRECTIONAL PLAN OF SHOTS



Plate 1. View of No. 4 Mill Farm Barns looking north west. Nos. 1 – 3 Scotch Brook Cottages are to the left of the photograph.



Plate 2. Nos. 5 to 6 Mill Farm Barns showing modern extended upper storey.



Plate 3. Rear elevation of No.4 Mill Farm Barns showing location of proposed extension. Two square sandstone blocks in the rear elevation may indicate the location of the building shown on the 1901 map.



Plate 4. Back garden of No. 4 Mill Farm Barns looking south east showing enclosed nature of gardens. Views to and from the south east are blocked by intervening trees and residential development on Redhill Road.



Plate 5. View from the rear of No. 4 Mill Farm Barns showing approximate location of proposed new extension. The modern residential development of Scotch Brook Cottages is prominent in the view to the left of the photograph. To the north east the ground rises towards Coppice Road.



Plate 6. View looking north east of the high gabion retaining wall and shrub land above which serves to block any views of the proposed extension from this direction.



Plate 7. View to the south east from the front of Mill Farm Barns showing the proximity of modern development in the background.



Plate 8. View towards Stone Mill showing modern elements within the complex such as walling and metal bridge over the brook.



Plate 9. View looking north west with the original Mill Farm farmhouse to the left and looking up towards the modern timber clad extension adjoining the historic flint mill.



Plate 10. View of the front elevation of Stone Mill with modern planting and garden ornamentation.



Plate 11. View of the front elevation of the flint mill showing considerable modern alteration and additions.



Plate 12. View looking north west of the rear elevations of Mill Farm Barns farmhouse which is now used as part of Stone Mill Restaurant and Hotel. Formal lawned garden adjoin a wide expanse of carpark which stretches to the line of the brook to the south.



Plate 13. View looking south east from the carpark showing modern residential development in this direction overlooking the mill complex.



Plate 14. View of modern timber clad garage opposite the flint mill. The railway embankment is directly behind.



Plate 15. View looking north east into the complex from in front of the railway bridge
Views of Mill Farm Barns are blocked from the entrance into the complex.



Plate 16. View from the railway bridge along Mill Street showing the encroachment of modern residential development just beyond the entrance to the mill complex.



Plate 17. View from the railway bridge of Morrisons Supermarket on the south side of Mill Street. Stone town centre can be seen in the background.



Plate 18. View from the north east end of Coppice Road showing the mill complex in the distance. There are no views from this position of the proposed extension.

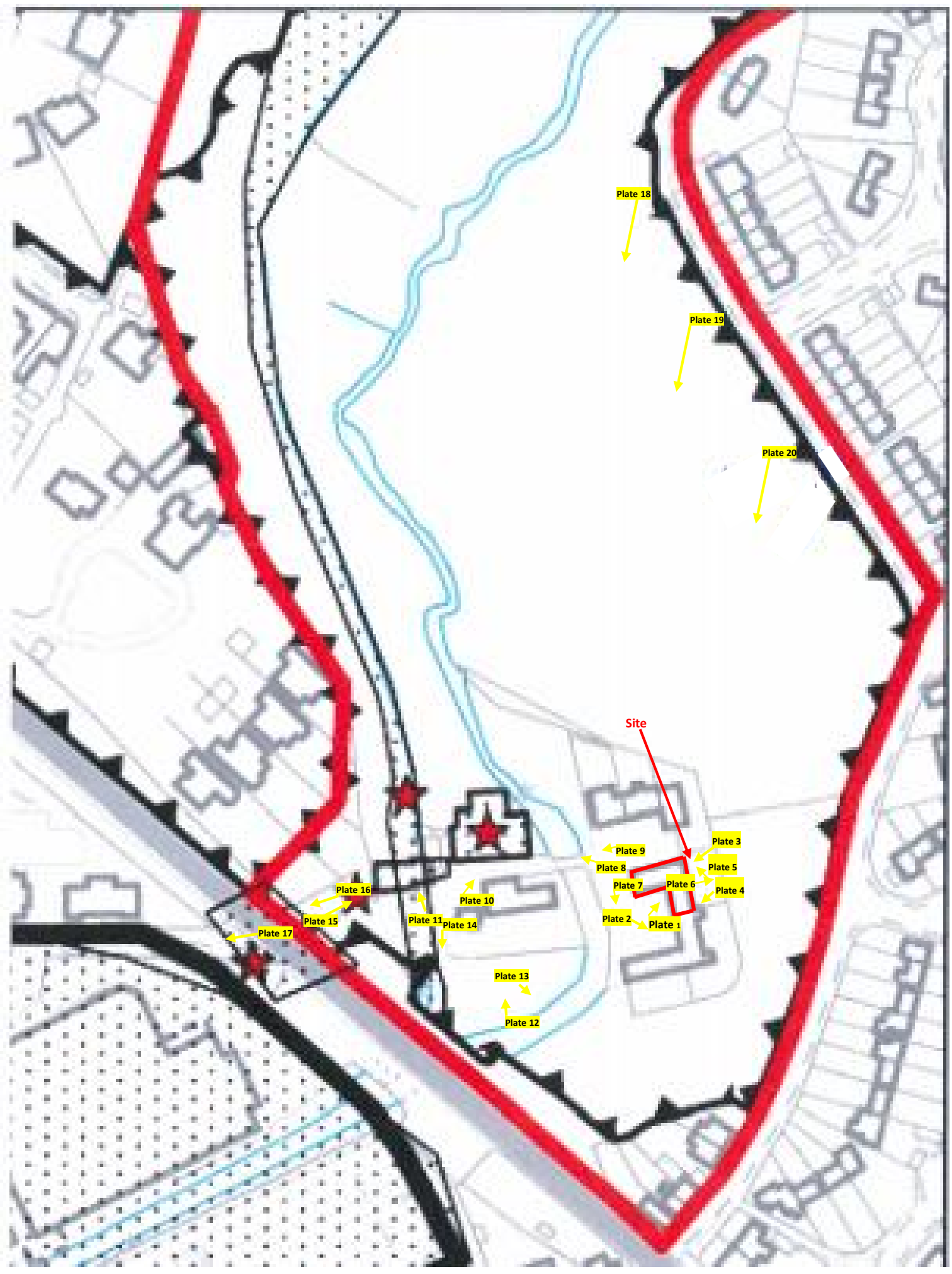


Plate 19. View from Coppice Road to the north east of Mill Barn Farm after its junction with Coppice Garden. This is the vantage point from which the proposed development would be partially visible making a negligible change in the current view which is dominated by the modern residential development of Scotch Brook Cottage.

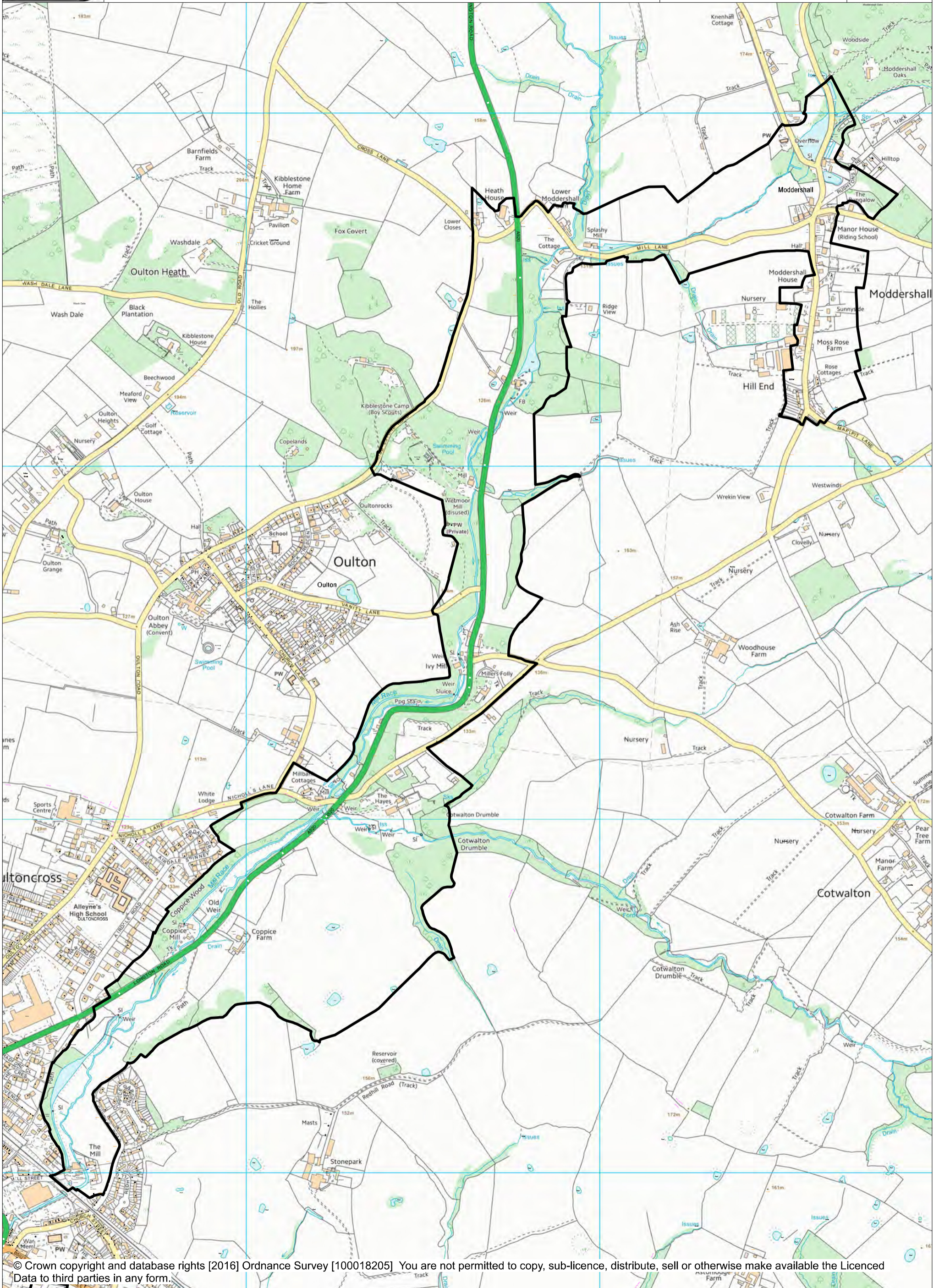


Plate 20. View towards the proposed development from the north east end of Coppice Road showing that the proposed extension would not be visible from this viewpoint.

Directional plan of photos



APPENDIX 1















APPENDIX 2

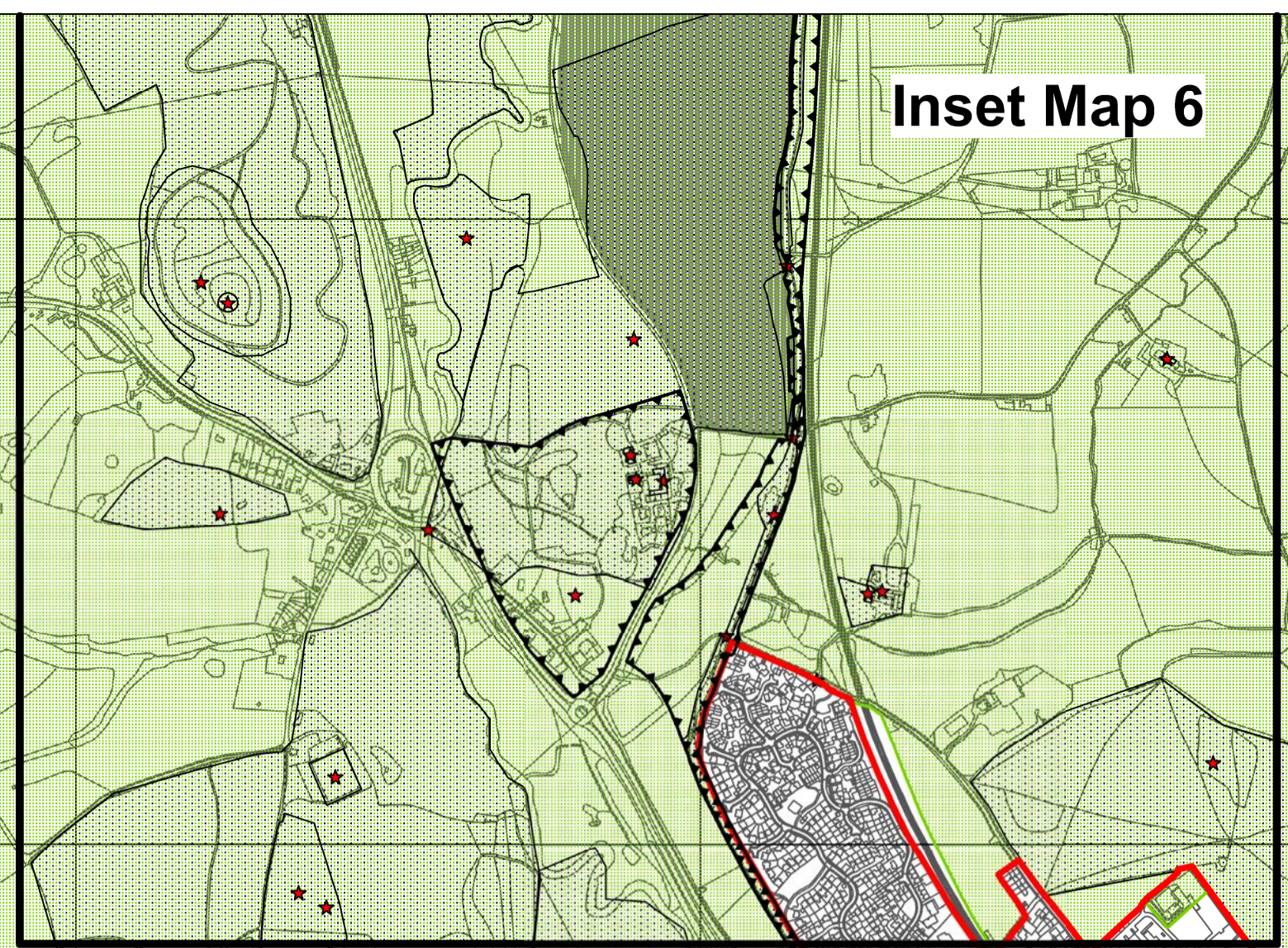
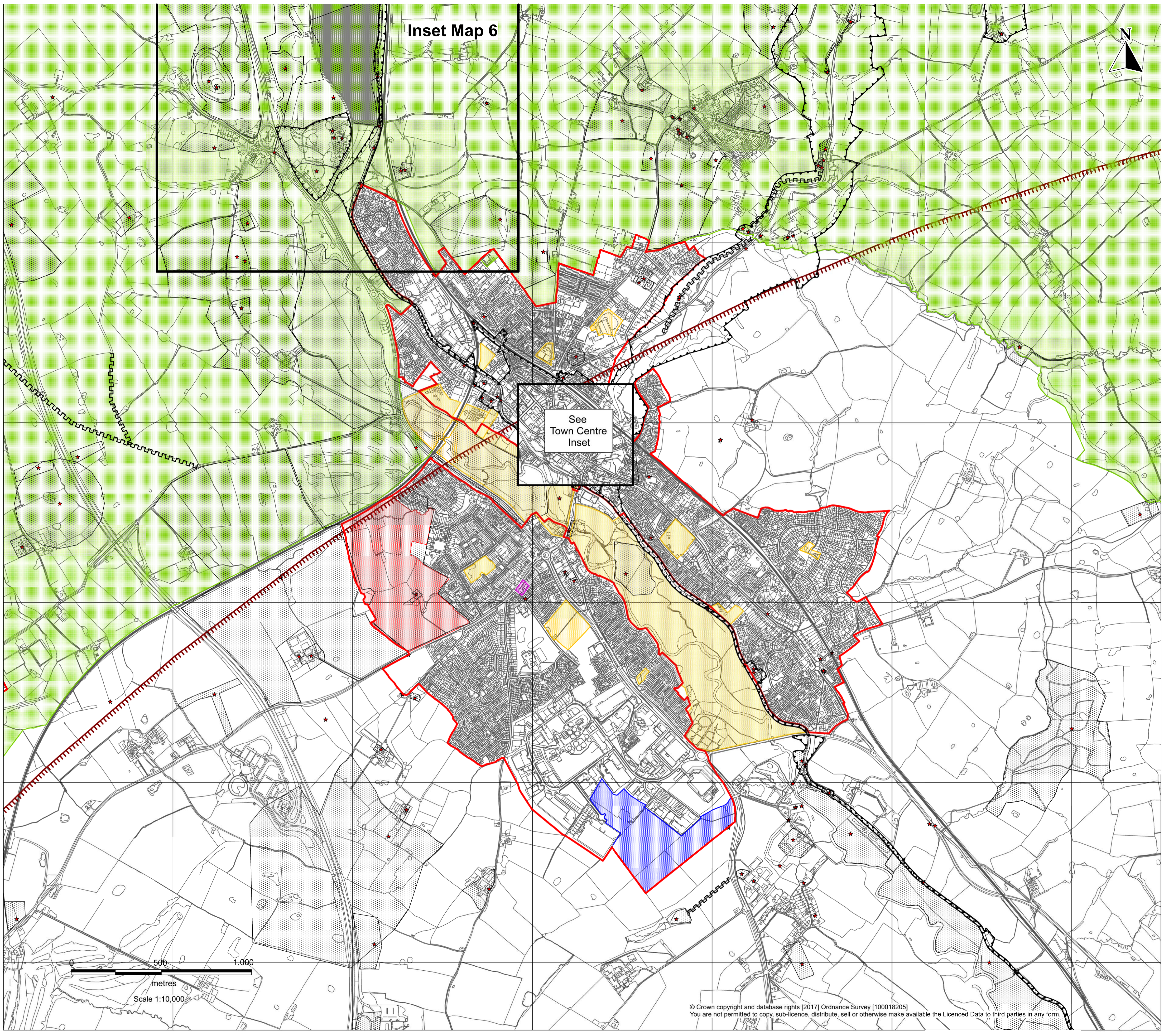
The Plan for Stafford Borough

Stone Area

Inset 2

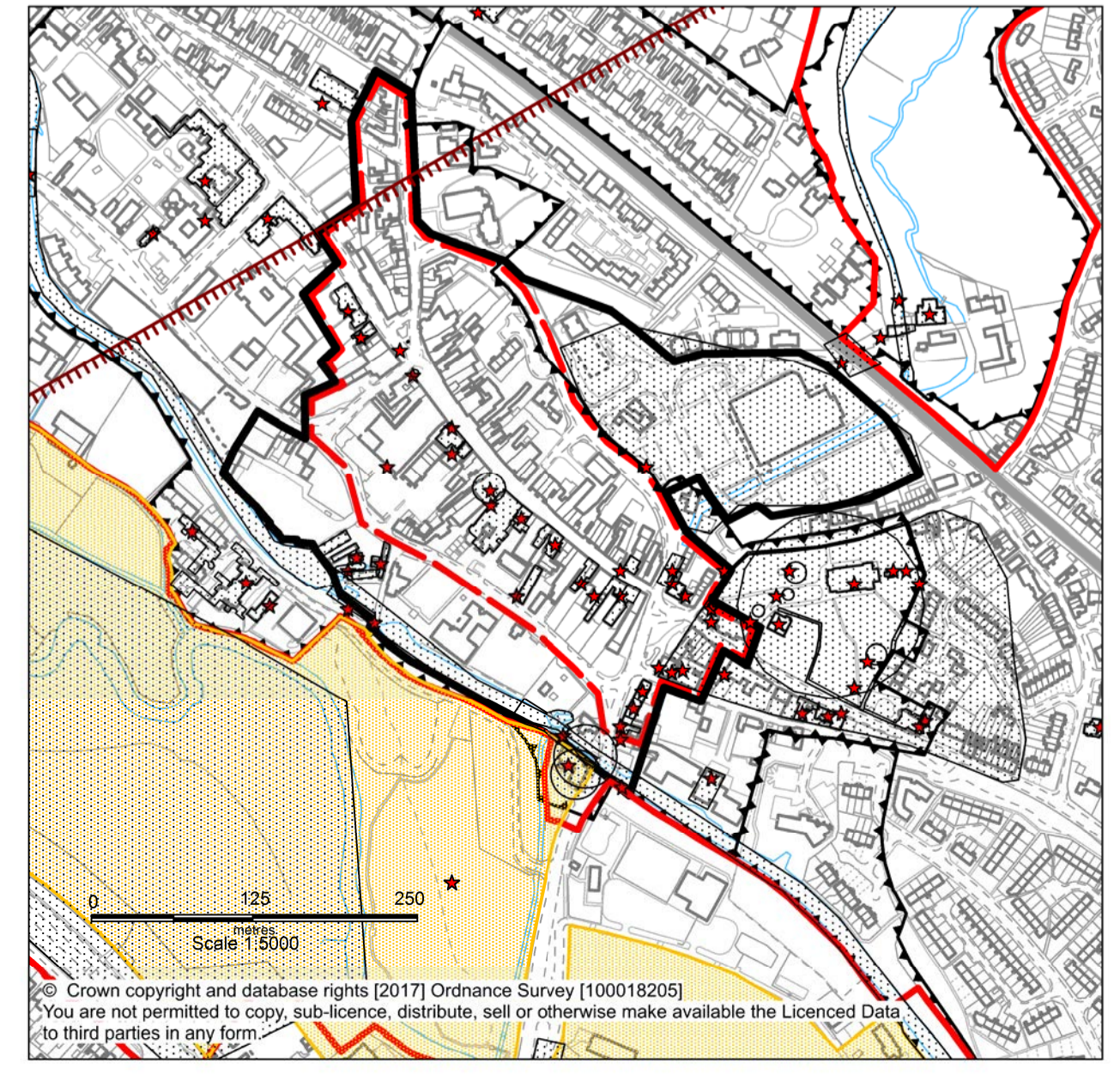
Adopted 31 January 2017

-  Settlement Boundary
-  Conservation Area Boundary
-  Town Centre Boundary
-  Primary Shopping Area Boundary
-  Cannock Chase Special Area of Conservation 15 km buffer
-  Strategic Development Location - Housing
-  Strategic Development Location - Employment
-  Major Developed Sites within the Green Belt
-  Green Infrastructure (GI)
-  Green Belt
-   Staffordshire Historic Environment Record (HER)
-  Village & Neighbourhood Shops



See Town Centre Inset

Stone Town Centre Inset



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HERITAGE SERVICES:

- Constraints reports for land acquisition.
- Desk-Based Assessments.
- Heritage Impact Assessments.
- Heritage Statements and Assessment of Significance.
- Listed Building and Scheduled Monument Consents.
- Historic Landscape Assessments.
- Conservation Area Appraisals and Management Plans.
- Historic Building Recording.
- Setting Assessments.

ARCHAEOLOGICAL SERVICES:

- Project Management and Set Up.
- Preparation of Methodologies.
- Scoping and negotiation with LPAs
- Preparation of Mitigation Strategies.
- Preparation of WSIs.
- Full range of Fieldwork Services.
- Consultancy and Advice.
- Preparation of Risk Assessments.
- PR & CSR/Public Outreach.

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